



**Ifield Road, Crawley, RH11 7HY**

**welcome to**

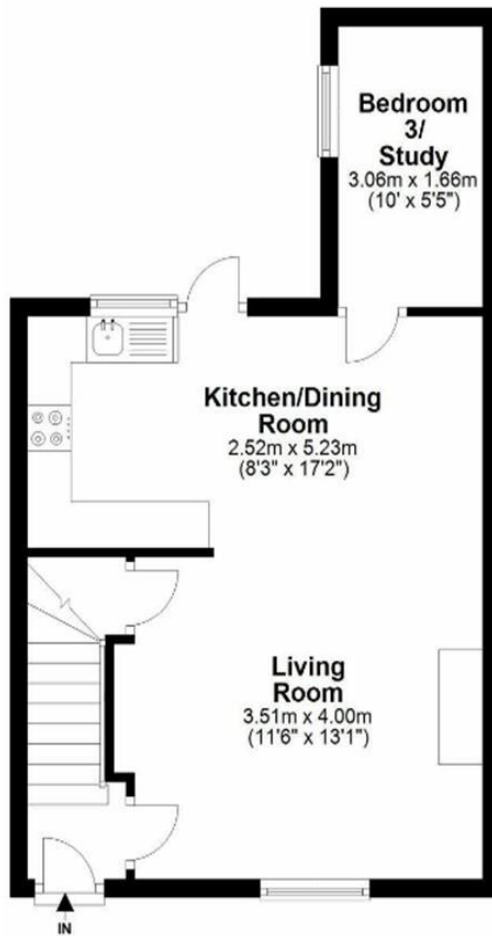
**Ifield Road, Crawley**

Fox & sons are delighted to bring to the market refurbished three-bedroom semi-detached property in the heart of West Green. Conveniently located within walking distance of Crawley town centre, Crawley mainline railway station, schools, and popular local amenities.



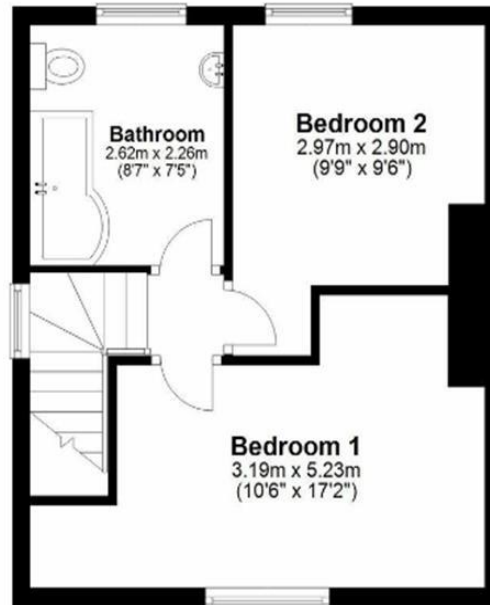
## Ground Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



## Entrance Hall

## Living Room

13' 2" x 11' 6" ( 4.01m x 3.51m )

## Kitchen/ Diner

8' 3" x 17' 4" ( 2.51m x 5.28m )

## Study/ Bedroom Three

10' 10" x 5' 5" ( 3.30m x 1.65m )

## Landing

## Bedroom One

14' 10" x 10' 4" ( 4.52m x 3.15m )

## Bedroom Two

9' 5" x 9' 7" ( 2.87m x 2.92m )

## Family Bathroom

Total area: approx. 70.0 sq. metres (753.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

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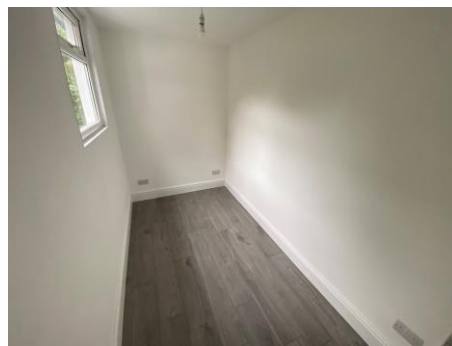
## Ifield Road, Crawley

- Three Bedroom Semi-Detached Family Home
- Open Plan Living/Dining Room & Kitchen With Integrated Appliances
- Downstairs Study/ Bedroom Three
- Driveway
- Potential To Extend

Tenure: Freehold EPC Rating: C

offers in excess of

**£375,000**



### Property Description

Fox & sons are delighted to bring to the market refurbished three-bedroom semi-detached property in the heart of West Green. Upon entering the home, you are welcomed by a small entrance lobby.

There is a spacious open plan living/dining room and kitchen area. The living space is generously sized, featuring a front-facing window and space for multiple sofas and furniture. The dining area comfortably accommodates a 6-seater dining table and flows seamlessly into the kitchen. The kitchen comprises wall and base units with work-surfaces over, an induction hob, electric oven, dishwasher, and a washing machine. Space for a fridge/freezer and a door leading out to the newly landscaped south-facing rear garden. Access to the study/ bedroom three from the kitchen/diner.

Upstairs there is two bedrooms and a family bathroom. Bedroom one offers a spacious double bedroom with ample space a bed and furniture. Bedroom two is another great size. The family bathroom features a full-length panelled bath, a shower screen, WC and a wash hand basin.

Externally, the property boasts a paved patio area to the rear of the home, with the remainder of the outdoor space laid to lawn with mature shrub borders. The garden is enclosed by wooden panelled fencing, providing privacy and security.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRA110730 - 0002

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